



CITY OF COLUMBIA PLANNING COMMISSION

April 1, 2019

Regular Session 5:15 P.M.

City Hall • 3rd Floor, Council Chambers

1737 Main Street • Columbia, SC

**RICHARD COHN • BRIAN DOLPHIN • JAMES FROST II • LATRELL HARTS • APRIL JAMES •
ISA MANDELL • DALE STIGAMIER • FORD TUPPER • CRAIG WAITES**

**PRIOR TO ENTERING COUNCIL CHAMBERS, PLEASE TURN ALL ELECTRONIC DEVICES
(CELL PHONES, PAGERS, ETC.) TO THE SILENT, VIBRATE, OR OFF POSITION.**

I. CALL TO ORDER/ROLL CALL

II. CONSENT AGENDA

Approval of Minutes

1. Approve [March 4, 2019 Minutes.](#)

Comprehensive Plan Map Amendment & Zoning Map Amendment for Pending Annexation

2. [107 S. Williams Street; TMS# 08816-10-04;](#) request recommendation to annex, assign land use classification of Urban Core Neighborhood Activity Center (UCAC-1) and assign zoning of General Residential District (RG-2). The property is currently classified as Mixed Use (High Density) and zoned High Industrial (HI) by Richland County.
3. [88 Hillmark Drive; TMS# 07216-04-03;](#) request recommendation to annex, assign land use classification of Urban Edge Residential Large Lot (UER-2) and assign zoning of Single Family Residential District (RS-1). The property is currently classified as Mixed Use (High Density) and zoned Single Family Residential-Low Density (RS-LD) by Richland County.
4. [6313 North Main Street, 6315 North Main Street, 6317 North Main Street, 6319 North Main Street, 6323 North Main Street, 6325 North Main Street, 6327 North Main Street, and 6329 North Main Street, and 6331 North Main Street; TMS# 11712-04-03;](#) request recommendation to annex, assign land use classification of Urban Core Community Activity Center (UCAC-2) and assign zoning of General Commercial District (C-3). The property is currently classified as Mixed Residential (High Density) and zoned General Commercial District (GC) by Richland County.

Site Plan Review

5. [SPLAN-2019-0006: 4800 Broad River Road, TMS#06200-03-01\(p\);](#) request site plan approval for the construction of a 120,000 sq. ft. laboratory facility (SLED). The property is zoned C-1 (Office and Institutional).

Zoning Text Amendment

6. [Chapter 17, Article III, Division 12, §17-401 \(Definitions\)](#), request to amend the text of §17-401 to exclude certain Regional Transit Authority signage at Transit Stops from the definition of Sign.

Zoning Map Amendment

7. [4800 Monticello Road, TMS# 09216-02-01](#); request a minor amendment to a Planned Unit Development-Commercial District (PUD-C).

III. REGULAR AGENDA

Zoning Text Amendment

8. [Chapter 17, Article III, Division 8, Amend §17-258 \(Table of Permitted Uses\)](#), request to amend the Table of Permitted Uses (SIC 7298) to permit body piercing facilities and tattoo establishments by special exception in C-5 (Central Business District).

V. OTHER BUSINESS

VI. ADJOURN

MEETING FORMAT

Applicants with requests before the Planning Commission are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the Planning Commission or staff regarding requests. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. The Planning Commission reserves the right to amend these procedures on a case-by-case basis.

CONSENT AGENDA

The Planning Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include approval of site plans, annexations, and street names. If a member of the Planning Commission or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The Planning Commission then approves the remaining consent agenda items.

PUBLIC MEETING ACCOMMODATIONS

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the Americans with Disabilities Act (ADA), please call the City's ADA Coordinator at (803) 545-3009 or e-mail <mailto:ailto::Gardner.Johnson@columbiasc.gov> at least three (3) business days prior to the scheduled meeting or event to request an accommodation